

Magnificent 17th century Manor house, 5 bedrooms, 3 bathroom, Pool, large barn and 20,000m2 of land



## INFORMATION

Town:	Pressac
Department:	Vienne
Bed:	5
Bath:	3
Floor:	299 m2
Plot Size:	19596 m2

## IN BRIEF

This magnificent property is just waiting for the next lucky owner.

With big, impressive rooms with high ceilings and lots of character you can move in tomorrow and start enjoying.

Situated in just under 20.000m2 of land in a quiet Hamlet, you can escape from the hussle and bussel of everyday life and relax in your very own Haven but be just five minutes from the popular village of Pressac.

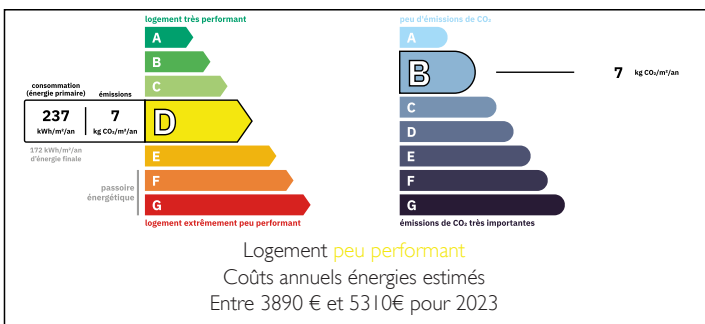
The house has a large entrance hall (with Piano), Kitchen, Dining room and Principal reception room, as well as two connecting 'Sun rooms' from which to enjoy watching the wildlife entering the back garden, and a Shower room with wc

Upstairs are 5 bedrooms one of which has an ensuite shower room and wc, a family bathroom and a further 'Sun terrace' overlooking the garden.

Next to the house is a...



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This exceptional property can be yours for the price of a 3 bed Semi in Reading ! The difference is that with this you get your own piece of History.

Originally built in the 1620's and extended in the 1890's this is a 'one off' opportunity to live the dream. With a tree lined driveway the house will give you everything you want. As you drive around the circular lawn to the front of the house you will notice the large stone barn on your left with a footprint of over 255m<sup>2</sup>, perfect for that car collection or hosting Weddings or other functions. To the right of the house is the heated 11 X 5 heated swimming pool behind a hedge for privacy but with views across the rear of the house.

The front door leads into an impressive hall way with exposed stone wall and 'flowing' oak staircase. On the ground floor is a 33m<sup>2</sup> fully fitted kitchen with flagstone flooring. Perfect for all parties to end up in !

From the kitchen you go through a 'sun room' with doors leading out into the garden. Next to this room is the dining room 32m<sup>2</sup>. There is a door from the dining room into the entrance Hall.

Across the hall is the principal reception room/Lounge, 36m<sup>2</sup> with wood burner. To the rear of the lounge is a second 'sun room' leading to the garden and a shower room with wc.

The 'feature' staircase leads to five bedrooms,...

## LOCAL TAXES

**Taxe foncière: 1400 EUR**

**Taxe habitation: EUR**

## NOTES